



## Economic Overview And Outlook: Colorado

### JOBS

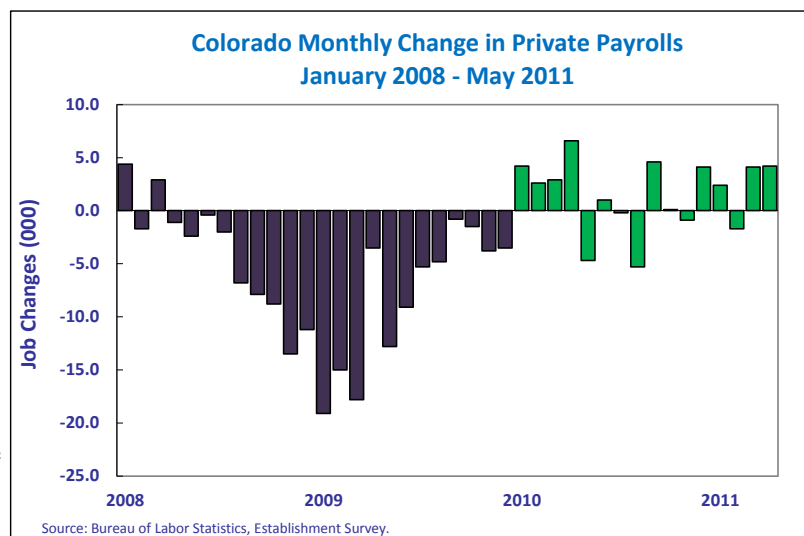
- Including May, the private sector has gained jobs nationwide for 15 consecutive months.
- In Colorado, private sector employment fell by 7.8 percent from January 2008 to February 2010. Since February 2010, private sector employment has grown by 1.1 percent.
- In Colorado, employees in the construction, manufacturing, and mining sectors faced the largest job losses (as a percent of employment within an industry) over the recession. Since the beginning of 2010, the following sectors in Colorado have experienced the greatest employment increases: mining; education and health services; and leisure and hospitality.\*
- As the economy recovers from the Great Recession, service-providing industries are projected to add the most jobs between 2008 and 2018, with the largest gains in professional and business services, education, health care and social assistance, and State and local government. Within the goods-producing sector of the economy, only the construction industry is projected to add jobs above its 2008 level.

### EMPLOYMENT

- The unemployment rate in Colorado was 8.7 percent in May 2011, up 4.7 percentage points from December 2007, but down from its most recent peak of 9.3 percent in February 2011.
- 233,000 Colorado residents were counted among the unemployed in Colorado during May 2011.

### EARNINGS

- Between the start of the recession in the 4th quarter of 2007 and the 3rd quarter of 2009, inflation-adjusted total personal income in the United States declined 2.2 percent. Most recently, in the 4th quarter of 2010, total personal income is 0.3 percent above its 4th quarter of 2007 level.



- Real per capita personal income (in 2005 \$) in Colorado was \$38,669.80 in the 4th quarter of 2010, down from \$40,037.00 in the 4th quarter of 2008.

### HOUSING

- National home prices, including distressed sales, saw a decrease of 7.5 percent in April 2011 from April 2010 compared to a 6.8 percent decrease in March. In Colorado, home prices saw a decrease of 5.0 percent in April 2011 from April 2010 following March's year over year decrease of 5.5 percent.
- The median price of single-family homes in Colorado was \$217,558 in the second quarter of 2010, compared to \$180,176 nationwide.
- As of the 1st quarter of 2011, 2.3 percent of all mortgages, including 8.3 percent of subprime mortgages, were in foreclosure in Colorado.
- Housing starts in Colorado totaled 10,770 units (seasonally adjusted annual rate) in April 2011, a decrease of 8.5 percent from March.
- Within the West census region, which includes Colorado, sales of new single-family homes totaled 84,000 units in April 2011, an increase of 15.1 percent from March. Sales of existing single-family homes decreased 2.6 percent to 1,110,000 units (at seasonally adjusted annual rates) from March to April 2011.

\* For Colorado-specific labor sector statistics, please refer to the Colorado office:  
<http://lmigateway.coworkforce.com/lmigateway/gsipub/index.asp?docid=363>

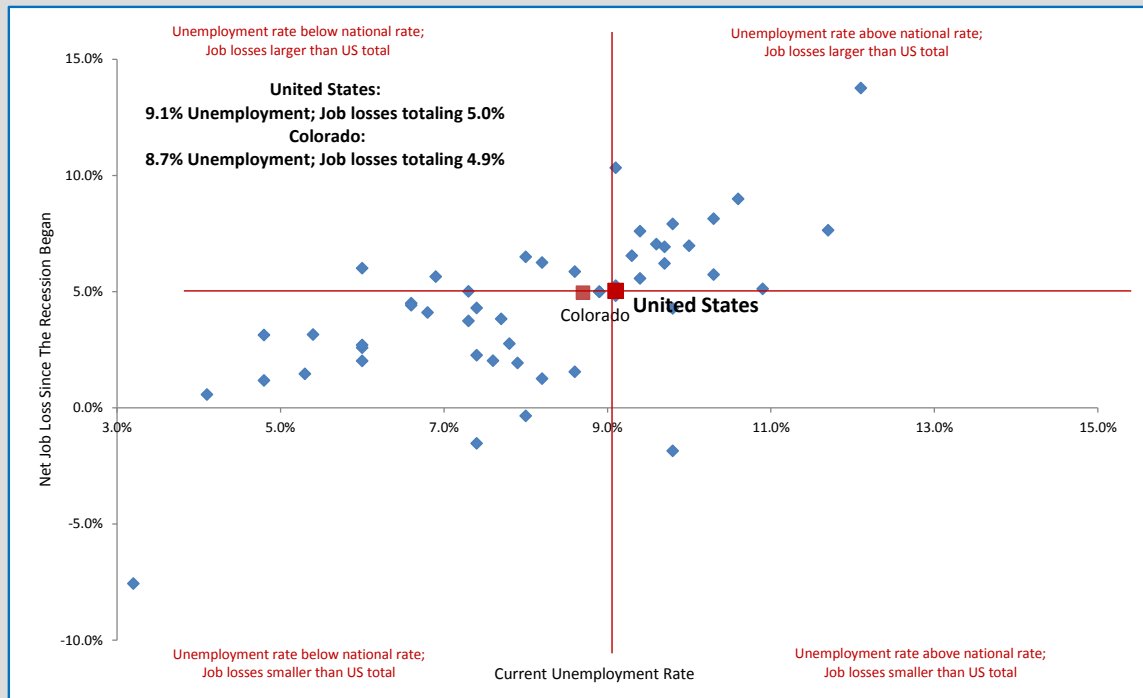
*Prepared by the Chairman's Staff of the Joint Economic Committee*

## How Does Colorado Compare To Other States?

Workers across the country were hard hit during the Great Recession. Although labor markets in many states have started recovering, employment in most states still remains below pre-recession levels. The chart below allows you to compare Colorado to other states using two metrics.

The current unemployment rate (measured along the horizontal axis) serves as a gauge of current labor market conditions faced by residents, while the proportion of jobs lost within Colorado since the start of the recession (shown along the vertical axis) measures the toll the recession took on the job supply in Colorado.

States falling in the upper right quadrant have lost a disproportionate share of jobs, relative to the total United States, and have unemployment rates higher than the national unemployment rate. States falling in the lower left quadrant have unemployment rates job losses (or even gains) lower than the national average.



### STATE QUICK FACTS

		Colorado	United States
<b>Unemployment Rates</b> .....	May 2008	4.5%	5.4%
	May 2009	8.6%	9.4%
	May 2010	8.9%	9.6%
	May 2011	8.7%	9.1%
<b>Percent of Population Who Are Veterans</b> .....	2009	7.8%	7.1%
<b>All Veterans' Unemployment Rate</b> .....	2010	8.8%	8.7%
<b>Post-9/11 Veterans' Unemployment Rate</b> .....	2010	11.9%	11.5%
<b>Median Household Income</b> .....	2007	\$ 63,249	\$ 51,965
	(2009 \$)	2009	\$ 55,930
<b>Poverty Rate</b> .....	2007	9.8%	12.5%
	2009	12.3%	14.3%
<b>No Health Insurance</b> .....	2007	16.4%	15.3%
	2009	15.3%	16.7%